



NOTICE OF DECISION

Applicant: Peter Cloe (via email)
Hansen Surveying
4227 S. Meridian St.
Puyallup, WA 98374

Owner: Daniel Rowe
Evergreen Ford
1500 18th Ave NE,
Issaquah, WA 98027

Subject: Evergreen Ford Lincoln Lot Line Adjustment

Permit No.: LLA19-00003

Decision Date: June 3, 2019

Request: Approval for a Lot Line Adjustment to consolidate Parcel A and Parcel B.

Location: King Co. Parcel #2724069084 and 2724069086

Zoning: IC – Intensive Commercial (Central Issaquah)

Decision: The Development Services Department conditionally approves the Lot Line Adjustment, subject to the following conditions:

1. An updated Title Report shall be submitted within 10 days of issuance of the Notice of Decision.
2. The lot line adjustment file number, LLA19-00001, shall be placed on mylar sheets.
3. Final mylar drawings of the lot line adjustment shall be provided to the DSD for signature. The mylars shall be signed and notarized by the property owners prior to submitting to the City.
4. One electronic version of the Lot Line Adjustment drawings (CAD file) shall be provided to the City.
5. The lot line adjustment mylars shall be recorded with the King County Department of Records and Elections with all necessary signatures on the mylars.
6. Two (2) full sized conformed copies and a scanned copy of the recorded document shall be provided to DSD within ten (10) days of recording with King County.

7. All new property corners of the lots shall have a rebar and cap set per current WAC guidelines for land surveys.

Appeal:

The Staff's decision may be appealed to the Hearing Examiner. An application for an appeal must be filed with the Permit Center by 5pm Wednesday June 17, 2019 and be determined to be complete. This includes paying all fees and a letter clearly stating the grounds for appeal. The packet of information and fees are available here:

<http://issaquahwa.gov/index.aspx?nid=1036> and select Appeals as the type of packet.

Reasons for the Decision:

1. The lot line adjustment is reviewed administratively by a Level 1 Review, according to the Land Use Code Levels of Review Table 18.04.100-1
2. The Development Services Department has determined the proposed lot line adjustment meets the applicable criteria in the Land Use Code, 18.13.430.
 - A. *Compliance with all requirements of the zoning code for the zoning district, in which the property is located as identified on the zoning map, such as lot size and required yards, and*
Staff Analysis: The adjusted parcels are in the IC- Intensive Commercial Zone of Central Issaquah. The new consolidated parcel is sized and configured to ensure that required building setback lines are all met. No minimum lot size is required.
 - B. *All lots shall be adjacent to, or have a legally created means of access to, a City street, and*
Staff Analysis: The combined parcels will create a lot that is accessed from SE 66th Street and 230 Ave SE.
 - C. *The applicant shall provide a current title report identifying all persons and entities having any interest in the real property which is the subject of the proposed lot line alteration. The approval of the proposed lot line adjustment by signature of the persons or entities having an interest in the real property shall be provided as required by the Planning Director/Manager.*
Staff Analysis: A current title report was provided.
3. The application was routed to other City departments for review and comments.
4. The Lot Line Adjustment was determined to be SEPA exempt, and therefore an Environmental Checklist for the Lot Line Adjustment was not required.
5. No new lots are created by this proposal.



June 3, 2019

Katie F. Cote, AICP
Planning Consultant, Development Services Department

Date

Exhibits:

1. Application, received on February 20, 2019
2. Vicinity Map
3. Survey Boundary Drawings (2 sheets), received on May 7, 2019

Distribution:

Keith Niven, DSD Director (via email)
Doug Schlepp, DSD Engineer (via email)
Jen Davis Hayes, DSD Project Oversight Manager (via email)
Jennifer Fink, Parks Dept Planner (via email)
Peter Cloe, Hansen Surveying (via email)
David Estes, Strotkamp Architects, (via email)

Land Use Application #652750 - EVERGREEN FORD

Project Contact

Company Name: Hansen Surveying

Name: PETER CLOE **Email:** hansensurvey@comcast.net

Address: 4227 s. Meridian c-445 **Phone #:** 4252358440
Puyallup WA 98374

Project Type
Any Project Type

Activity Type
Land Division

Scope of Work
Lot Line Alteration

Project Name: EVERGREEN FORD

Description of Work: LOT LINE ADJUSTMENT

Project Details

Project Information

Use (s) - proposed

IC - INTENSIVE COMMERCIAL

Use - existing

VACANT

Critical Area Information

Streams

Wetland

Quantity and Size Specifications

Number of proposed lots

1

Property size in square feet

170851

Additional Parcels:

2724069084, 272069086



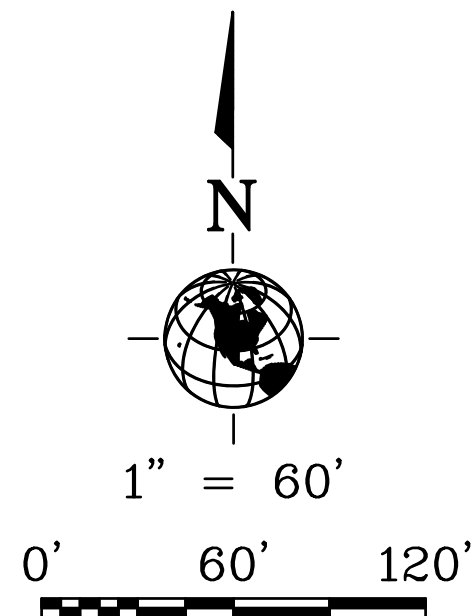
KNOW ALL PEOPLE BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE LAND HEREIN DESCRIBED TO HEREBY MAKE A BOUNDARY LINE ADJUSTMENT THEREOF PURSUANT TO RCW 58.17.040 AND DECLARE THIS ADJUSTMENT TO BE THE GRAPHIC REPRESENTATION OF THE SAME, AND THAT SAID ADJUSTMENT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNER(S). IN WITNESS WHEREOF WE HAVE SET OUR HANDS AND SEALS.

PRINTED NAME:
 NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON.
 RESIDING AT:
 MY APPOINTMENT EXPIRES:

1 OF 2



LOT LINE ADJUSTMENT NO: LLA19-000036



BASIS OF BEARINGS IS THE WEST SECTION LINE OF SECTION 27, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., PER RECORD OF SURVEY, RECORDED UNDER AUDITOR'S FILE NUMBER 199808049018, RECORDS OF KING COUNTY, WASHINGTON.

SITE AREA= 174,579.96 S.F. OR 4.008 ACRES +/-

PARCEL NUMBER, ADDRESS AND AREA TABLE

PARCEL NUMBER	ADDRESS	AREA
PARCEL A 2724069084	6721 230TH AVE SE, ISSAQUAH, WA 98029	21,273 S.F. OR 0.49 Ac. +/-
PARCEL B 2724069086	VACANT	149,578 S.F. OR 3.43 Ac. +/-
CONSOLIDATED LOT		170,851 S.F. OR 3.92 Ac. +/-

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 57°20'00" W	15.77'
L2	N 45°35'01" W	7.02'
L3	N 34°24'04" E	0.61'
L4	S 38°41'09" E	0.70'
L5	N 03°08'21" W	14.82'
L6	S 61°53'00" E	30.84'

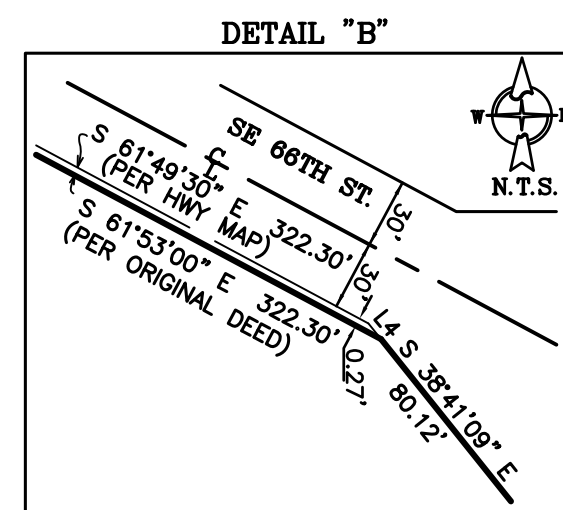
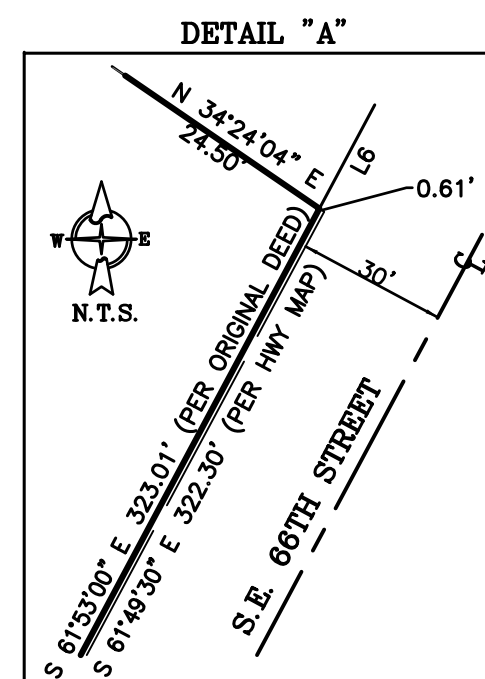
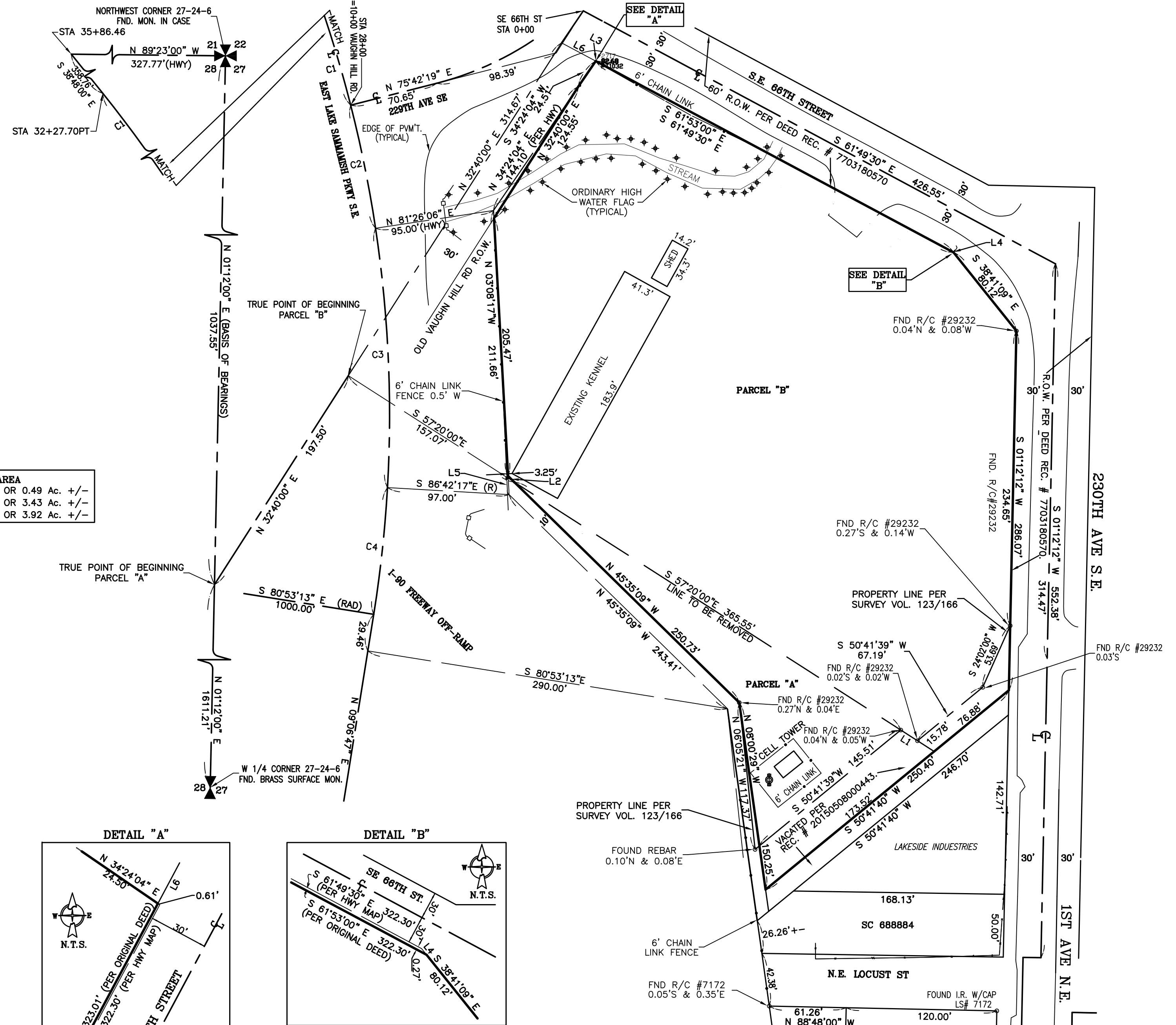
CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC
C1	24°30'19"	1000.00'	427.70'
C2	05°43'47"	1000.00'	100.00'
C3	11°51'37"	1000.00'	207.00'
C4	05°49'04"	1000.00'	101.54'

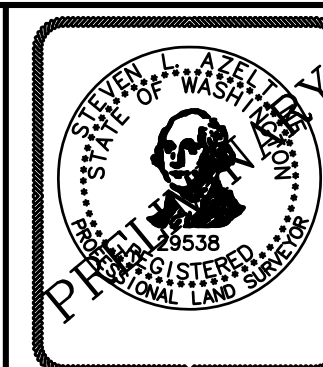
PORTION OF THE NW 1/4, NW 1/4, SECTION 27, TWP. 24 N., RGE. 6 E., W.M.
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

RECORDING NO.

VOL./PG.



HANSEN SURVEYING
LAND SURVEYORS & CONSULTANTS
4227 S. MERIDIAN, STE. C-445, PUYALLUP, WA., 98373
TEL: 425-235-8440 FAX: 425-235-0266



LOT LINE CONSOLIDATION
OF THE
CARLSON KENNEL SITE
FOR
DANIEL ROWE
ISSAQUAH, WASHINGTON

DWN. BY:	DATE:	JOB NO.
SLA	12/04/18	20222
CHKD. BY:	SCALE:	SHEET:
SLA	1"=60'	2 OF 2